



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



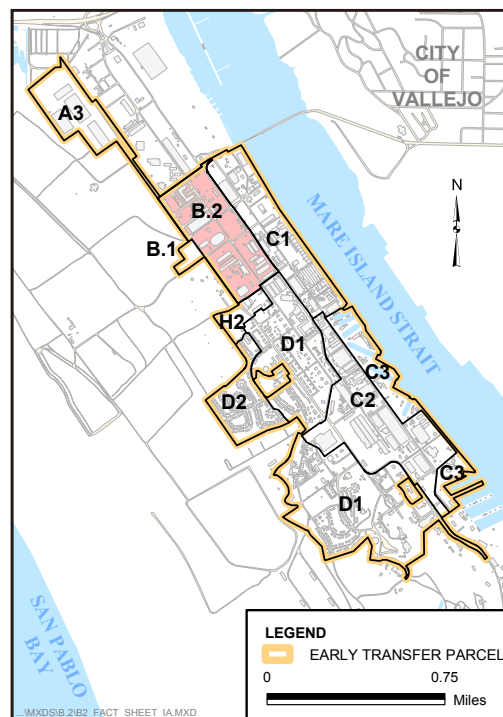
California
Environmental
Protection Agency

FACT SHEET – September 2006

Investigation Area B.2 Remedial Action Plan is Available For Public Comment

Introduction

The California Department of Toxic Substances Control (DTSC) is distributing this fact sheet to inform the community about the Draft Remedial Action Plan (Draft RAP) for Investigation Area B.2 (IA B.2). This area is located within the Eastern Early Transfer Parcel (EETP) at the former Mare Island Naval Shipyard. This fact sheet provides information regarding the Draft RAP, community involvement, and the public meeting to obtain comments from the community. The Navy transferred approximately 650 acres of Mare Island to the City of Vallejo and then to Lennar Mare Island, LLC (LMI) for redevelopment in 2002. The parcel, known as the EETP, is divided into eight environmental cleanup areas or investigation areas (IAs). LMI is working to complete environmental cleanup of the eight primary IAs for future re-use under DTSC oversight.



What is a Draft RAP?

The Draft RAP evaluates cleanup alternatives and identifies a preferred remedy which prevents or reduces potential risks to public health and the environment. A Draft RAP summarizes previous studies (see Final Investigation Area B Remedial Investigation Report [May 2004] for additional information) and identifies the possible removal

Public Comment Period and Meeting

A 30-day public comment period on the Draft RAP begins on September 6, 2006 and ends on October 5, 2006. The public is encouraged to review and comment on the Draft RAP. DTSC will consider and respond to all public comments before making a final decision on the proposed Draft RAP for IA B.2. Please mail written comments to Mr. Henry Chui, DTSC Project Manager, 700 Heinz Avenue, Berkeley, CA 94710. Comments may also be sent via e-mail to hchui@dtsc.ca.gov. All mailed and e-mailed comments must be received by DTSC no later than 5 P.M. on October 5, 2006.

DTSC will hold a public meeting to explain this project to interested community members, answer questions, and receive public comments.

September 13, 2006

At: 7:00 pm

JFK Library
505 Santa Clara Street
Vallejo, California

For questions regarding the public meeting, please contact Richard Perry at (510) 540-3910 or email rperry@dtsc.ca.gov.



alternatives. Removal alternatives are screened and evaluated on the basis of their effectiveness, ability to implement and cost. The Draft RAP then identifies the preferred remedy which DTSC recommends and believes is the most appropriate for the future use of the site.

Before DTSC makes a final decision to approve, modify or deny a Draft RAP, the Draft RAP is made available for public comment during a 30-day public comment period. All comments received from the public during the comment period are reviewed and considered before the Draft RAP is approved by DTSC.

What was found at IA B.2?

IA B.2 is a portion of the IA B area located in the north-central portion of the EETP and covers approximately 90-acres. IA B was split into two parcels, IA B.1 and IA B.2. (see map, page 3) Investigations of IA B.2 started in the early 1980s by the U.S. Navy and have been completed by LMI. The DTSC, the United States Environmental Protection Agency, and the Regional Water Quality Control Board provided oversight. Samples of soil, groundwater and surfaces (e.g., wood, asphalt, concrete) were collected and analyzed for contaminants. The studies revealed that there are sites within IA B.2 where environmental issues were:

- Considered not to be a significant risk to human health or the environment,
- Resolved through previous remedial efforts and no longer are a significant risk to human health or the environment for the planned land use, or
- Require further investigation and /or remedial action as proposed in this Draft RAP.

There are 12 different areas within IA B.2 that were investigated and described in the Draft RAP. They are shown on the map on Page 3. Presented below is a description for the 12 areas within in IA B.2, what was found, and the completed and/or suggested cleanup activities.

IR01 Developed Area

What is it?

A fill area east of Azuar Drive that the U.S. Navy developed for commercial and industrial uses.

What's the issue?

Elevated levels of lead and polynuclear aromatic hydrocarbons (PAHs) in the soil.

What's the proposed Remedy?

Previous removal actions and studies revealed that levels of contaminants did not present a risk to human health or the environment for the planned future land use. No further action is recommended.

IR16-B4/Building 455 Area

What is it?

Approximately eight acres formerly used as a scrap metal salvage yard, battery storage/disposal area, and pesticide storage area.

What's the issue?

Elevated levels of lead and pesticides in the soil.

What's the proposed Remedy?

Previous removal actions and studies revealed that no further physical remediation activities are required for the site except for an area affected by total petroleum hydrocarbons which is being addressed by the U.S. Navy in a separate study. This petroleum affected area will be carved out of the final certification for IA B.2. No further action is recommended.

IR14

What is it?

IR14 is the industrial wastewater collection and treatment system that was used to transport wastewater from various industrial sources to the treatment plant. One former pump station and approximately 2,700 feet of the pipeline are located in IA B.2.

What is the issue?

Total petroleum hydrocarbons and lead were found in the soil.

What's the proposed remedy?

Previous removal actions and studies revealed that levels of contaminants did not present a risk to human health or the environment for the planned future land use. No further action is recommended.

IR18

What is it?

IR18 was the location of a former gas station including a service garage, six underground storage tanks (for waste oil and gasoline), and a pump island with associated piping.

What's the issue?

Petroleum hydrocarbons, PAHs, metals, and polychlorinated biphenyls (PCBs) and other chemicals of concern were found in the soil. PAHs and metals were found in groundwater.

What's the proposed remedy?

Previous removal actions and studies revealed that levels of contaminants did not present a risk to human health or the environment for the planned future land use. No further action is recommended.

Building 213 Area

What is it?

Building 213 is a large wood-framed warehouse formerly used as a hazardous waste storage area.

What's the issue?

PCBs were found in the soil.

What's the proposed remedy?

Previous removal actions and studies revealed that levels of contaminants did not present a risk to human health or the environment for the planned future land use. No further action is recommended.

Sanitary Sewer System

What is it?

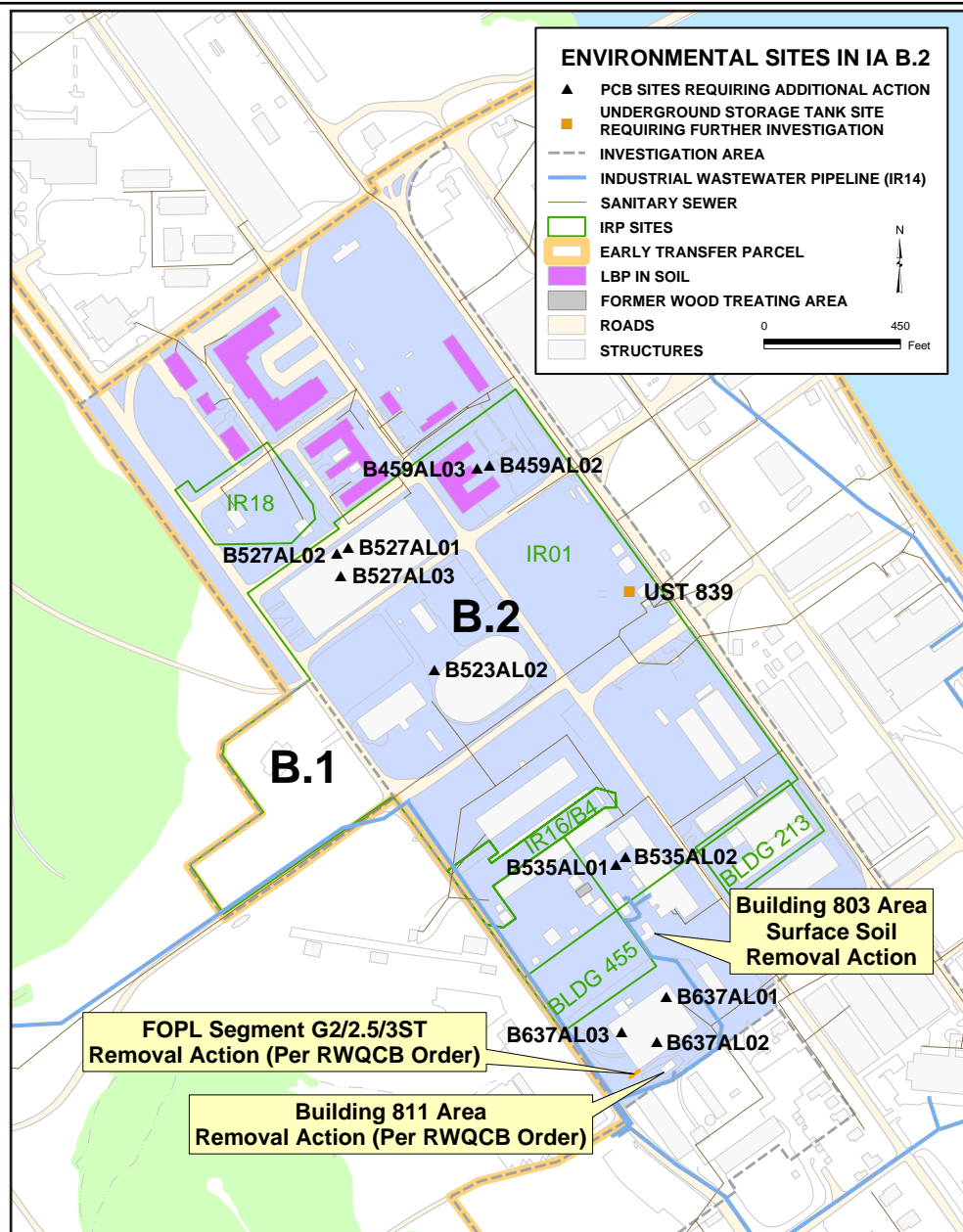
Prior to 1959, the sanitary sewer system was used to convey both industrial wastewater and sanitary sewage to the wastewater treatment plant. After 1972, the sanitary sewer system only carried sanitary sewage.

Where is it?

Two pump stations are located inside IA B.2. Pipelines located at two buildings (Building 535 and 637) may have discharged industrial wastewater to the sanitary sewer system prior to 1972.

What's the proposed remedy?

Previous removal actions and studies revealed that levels of contaminants in the soil and groundwater did not present a risk to human health or the environment for the planned future land use. No further action is recommended.



14 Underground Storage Tanks (UST) sites and Three Fuel Oil Pipeline (FOPL) segments

What are they?

Six of the UST sites were gasoline storage tanks and are part of the IR18 site. The remaining eight UST sites were used as fuel oil or waste oil storage tanks. The FOPL was a distribution system used to transport fuel oil across the island. There are three FOPL segments in IA B.2.

What's the issue?

Petroleum hydrocarbons were found in soil and groundwater.

What's the proposed remedy?

Previous removal actions and studies at the UST sites showed levels of contaminants in the soil and groundwater do not present a risk to human health

or the environment. Closure documentation for the UST sites is currently under review. One FOPL segment and any surrounding contaminated soil will be removed.

44 PCB Sites

What are they?

There are a total of 44 PCB sites within IA B.2.

What's the issue?

PCBs were found in soil, concrete and asphalt surfaces. Further cleanup action is needed at eleven PCB sites. No further action is required at the remaining 33 sites.

What's the proposed remedy?

Concrete, asphalt, wood, and/or soil removal is the anticipated remedial action at the eleven sites to make sure that any remaining contaminants are at appropriate levels for the planned future land use. A site-specific land use covenant will be recorded at one PCB site in Building 455, in addition to the overall land use covenant for the majority of IA B.2.

Lead Based Paint

What is it?

Lead based paints were commonly used on buildings at Mare Island prior to 1978, when its use was discontinued.

What's the issue?

Structures older than 1978 with painted surfaces and any unpaved surrounding areas could have lead contaminated soils. Lead was found in surface soils adjacent to four buildings in IA B.2

What's the proposed remedy?

Surface soil around the four buildings was removed in 2005. The remaining soil was tested to make sure any amount of lead remaining in the soil is at a level appropriate for the planned future land use. No further action is recommended.

Building 803 Area

What is it?

A single story metal building formerly used for possible battery and/or pesticide storage.

What's the issue?

Lead, petroleum hydrocarbons and pesticides were found in the soil.

What's the proposed remedy?

Surface soil will be removed from the area of the building where the contamination has been detected. The removal action will be considered

complete when soil samples show that the amounts of lead, petroleum hydrocarbons, and pesticides detected are acceptable for future residential uses.

Building 811 Area

What is it?

The Building 811 Area consists of Building 811 (former locomotive maintenance facility/railroad equipment maintenance shop), the area south of Building 811, and the southern portion of Building 637 and the surrounding area.

What's the issue?

Soil and groundwater in the area have been affected by petroleum hydrocarbons and PAHs.

What's the proposed remedy?

Further cleanup of the petroleum hydrocarbons is needed. A work plan will be prepared to outline the proposed cleanup actions.

Former Wood-treating Area

What is it?

An area where wood treating processes may have occurred.

What's the issue?

Potential soil and groundwater contamination from reported wood-treating processes. The soil and groundwater were tested and analytical results do not indicate an impact to soil or groundwater.

What's the proposed remedy?

Previous studies revealed that levels of contaminants did not present a risk to human health or the environment for the planned future land use.

Recommended Alternatives

No further Action and Land Use Covenant (LUC)

As shown on the figure, the majority of the sites in IA B.2 have been cleaned up such that no further action is recommended for the planned future land use. Sites designated for future residential areas will not require a LUC to restrict future activities because clean up goals for unrestricted land use will have been met. These areas include:

- Building 803 Area
- Building 811 Area

Other sites in IA B.2 are located in future industrial, commercial, and residential use areas. LUCs will not be issued for the portion of the sites planned as residential, but will have LUCs recorded for portions of the site that are planned as industrial and/or commercial areas. One regional

LUC will be required for those portions of IA B.2 that are designated as future industrial/commercial areas. An additional site-specific LUC will be required for one PCB site in Building 455 to restrict the uses at the site to commercial/industrial. The LUCs will be recorded with Solano County. Use and development of the property will be monitored by DTSC and other agencies to ensure that the property continues to be used appropriately in the future. These areas include:

- IR16-B4/Building 455 Area
- IR14
- Sanitary Sewer System
- USTs and FOPL
- PCB Sites
- Lead Based Paint Sites

Remedy for Sites that Require Further Action

PCB sites, FOPL sites, the Building 811 Area, and the Building 803 Area in IA B.2 have a proposed remedy of concrete, asphalt, wood and/or soil removal. Such excavation is a common method of removing contaminated surface and subsurface materials from sites. Removed materials will be disposed off-site at a permitted landfill and subsequent samples will be collected and analyzed to ensure the effectiveness of the removal action. Once the soil is excavated and placed in the off-site landfill, the potential risk will be reduced and the site will meet environmental and safety standards for development based on the planned future use of the area.

What will I see during the excavations?

You will see personnel on the site using standard construction machinery as well as safety gear. As the soil and/or other materials are dug up, it will be stockpiled on plastic and covered to prevent wind erosion or contact with direct precipitation.

Dust control measures such as water spray will be implemented as necessary to minimize dust. All work will be performed in accordance with the site-specific health and safety plan that complies with both state and federal regulations designed to protect the health and safety of onsite workers and the public.

Future Activities

When the public comment period for the Draft RAP has ended, DTSC will review all comments received and either modify, deny or approve the Draft RAP. DTSC will issue a Response to

Comments document which provides all of the comments submitted and associated responses from the agency. A copy of the Response to Comments will be placed in the information repositories listed below.

If the Draft RAP is approved, the cleanup plan will be put into action with an anticipated start date of December 2006. It is anticipated that these remedies will be implemented during the Winter and Spring of 2007 and subsequently documented and submitted to DTSC for review and approval. Once DTSC approves that all the cleanup actions have been implemented properly, the LUCs will be recorded prohibiting sensitive uses (residences, hospitals, public or private schools for persons under 18 years of age, or day care facilities for children). Prior to closure of IA B.2, DTSC will verify that LUCs have been recorded and that all necessary plans and agreements are in place to ensure that the covenant is properly enforced and monitored in the future. Once that is complete, DTSC will issue a Notice of Completion and hold a separate public comment period.

Mare Island Restoration Advisory Board (RAB)

Mare Island has a RAB made up of interested community members and regulatory representatives. The RAB usually meets on the last Thursday of the month.

Information about the RAB can be found on the Web at: www.mareisland.org

Notice to Hearing Impaired Individuals

TDD users can use the California Relay Service at 888/877-5378; ask to speak to Mr. Richard Perry 510/540-3910.

Anuncio

Si prefiere hablar con alguien en español acerca de esta información, favor de llamar a Especialista en Participación Pública de el Departamento de Control de Sustancias Tóxicas. El número de teléfono es 510/540-3842.

Information Repositories

JFK Library

505 Santa Clara Street

Vallejo, California 94590

707/553-5568 Reference Desk

Department of Toxic Substances Control

700 Heinz Avenue

Berkeley, CA 94710

510/540-3759

Call for an appointment

You can view the Draft RAP and subsequent documents online at DTSC's website www.dtsc.ca.gov or directly at <http://www.envirostor.dtsc.ca.gov/public/>

For More Information

If you would like more information or have questions regarding the Draft RAP, contact:

Mr. Henry Chui

Project Manager, DTSC

700 Heinz Avenue

Berkeley, CA 94710

510/540-3759 or hchui@dtsc.ca.gov

For questions about the public participation process, please contact:

Mr. Richard Perry

Public Participation Specialist, DTSC

700 Heinz Avenue

Berkeley, CA 94710

510/540-3910 or rperry@dtsc.ca.gov or

For media questions, please contact:

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